

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, Acting Development Services Director/ (954) 797-1103

PREPARED BY: Ingrid Allen, Planner III

SUBJECT: Application LA(TXT) 10-1-07, adoption of amendment to the Comprehensive Plan implementing school concurrency requirements by adding a Public School Facilities Element (PSFE), amending the text of both the Intergovernmental Coordination Element (ICE) and the Capital Improvements Element (CIE)

AFFECTED DISTRICT: Townwide

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: TEXT AMENDMENT - AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, ADOPTING APPLICATION LA(TXT) 10-1-07 AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY ADDING A PUBLIC SCHOOL FACILITIES ELEMENT, AMENDING THE TEXT OF THE INTERGOVERNMENTAL COORDINATION ELEMENT AND THE CAPITAL IMPROVEMENTS ELEMENT IN ORDER TO INCORPORATE SCHOOL CONCURRENCY PROVISIONS REQUIRED BY FLORIDA STATE STATUTES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. { Approved on First Reading December 19, 2007. All voted in favor. }

REPORT IN BRIEF: The intent of this amendment to the Town's Comprehensive Plan is to implement the school concurrency requirements that were approved by the Florida Legislature in SB 360 during the 2005 legislative session. School concurrency ensures coordination between local governments and the school boards in planning and permitting developments that affect school capacity and utilization rates.

As part of implementing school concurrency, local governments are required to amend their Comprehensive Plans by adding a Public School Facilities Element (PSFE) that is consistent with those adopted by other local governments within the County and amending both the Intergovernmental Coordination Element (ICE) and Capital Improvements Element (CIE). The proposed amendment adds new guidelines to the respective element of the Comprehensive Plan in the form of Goals, Objectives and Policies (see Exhibits A-C).

At the December 19, 2007 Town Council meeting, the proposed amendment was approved for transmittal to the Department of Community Affairs (DCA) which also served as the "first reading" of the ordinance. Since then, the Town has received an Objections, Recommendations and Comments (ORC) report from DCA. All of the recommended revisions from the ORC report have been incorporated into the amendment and are documented in the attached staff report. The present public hearing constitutes the "second reading" of the proposed amendment. If approved, the amendment would go into effect subject to the determination from DCA that the amendment is 'in compliance' pursuant to Section 163.3184 F.S.

PREVIOUS ACTIONS:

On May 16, 2007, staff held a workshop with Town Councilmembers on the draft amended Interlocal Agreement (ILA) for Public School Facility Planning and the model Public School Facilities Element (PSFE). The workshop did not produce any formal comments from Town Council on either document. As a result, a letter of “general consensus” indicating that the Town had the opportunity to review and comment on both documents was sent to the County’s Urban Planning and Redevelopment Department .

At the December 19, 2007 Town Council meeting, Vice-Mayor Caletka made a motion, seconded by Councilmember Starkey, to approve. (Motion carried 4-0).

CONCURRENCES: At the November 28, 2007 Local Planning Agency meeting, Mr. Busey made a motion, seconded by Ms. Turin to approve. (Motion carried 3-0. Chair Bender and Mr. Pignato were absent)

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Staff finds the amendment to the Comprehensive Plan complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Staff report

Development Services Department
Planning & Zoning Division

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PZ 3-12-08

TO: Mayor & Councilmembers

THRU: Gary Shimun, Town Administrator
Marcie Nolan, Acting Development Services Director
David Quigley, Planning and Zoning Manager

FROM: Ingrid Allen, Planner III

SUBJECT: Application LA(TXT) 10-1-07, adoption of amendment to the Comprehensive Plan to implement school concurrency requirements by adding a Public School Facilities Element (PSFE), amending the text of both the Intergovernmental Coordination Element (ICE) and the Capital Improvements Element (CIE)

AFFECTED DISTRICT: Townwide

TITLE OF AGENDA ITEM:

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, ADOPTING APPLICATION LA(TXT) 10-1-07 AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY ADDING A PUBLIC SCHOOL FACILITIES ELEMENT, AMENDING THE TEXT OF THE INTERGOVERNMENTAL COORDINATION ELEMENT AND THE CAPITAL IMPROVEMENTS ELEMENT IN ORDER TO INCORPORATE SCHOOL CONCURRENCY PROVISIONS REQUIRED BY FLORIDA STATE STATUTES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF:

The purpose of this amendment to the Town's Comprehensive Plan is to implement the school concurrency requirements that were approved by the Florida Legislature in SB 360 during the 2005 legislative session. School concurrency mandates that the availability of public schools be made a prerequisite for the approval of residential construction and that there be closer integration of planning for school capacity with comprehensive planning.

Staff has been working collaboratively with the School Board, the County and non-exempt municipalities through the Staff Working Group to form consensus on the School Concurrency Management System. As part of this System, Broward County and the 26 non-exempt municipalities within the County are required, by Chapter 163, Part II, F.S., to amend their respective Comprehensive Plans. The required amendment to the Comprehensive Plan includes: adoption of a Public School Facilities Element (PSFE) that is consistent with those adopted by other local governments within the County; adoption of related amendments to the Intergovernmental Coordination Element (ICE) and Capital Improvements Element (CIE) by February 1, 2008. (Note: The February 1, 2008 deadline was not able to be met by either the County or by any non-exempt municipality due to the fact that the County delayed its transmittal of the proposed amendment. This resulted in a postponement for local municipalities to transmit both their proposed and adopted amendment). The proposed amendment adds new guidelines to the respective element of the Comprehensive Plan in the form of Goals, Objectives and Policies. To follow is a description of the proposed amendment, by Element. Exhibits “A-C” detail the proposed Goals, Objectives and/or Policies, by Element, to be incorporated into the Comprehensive Plan.

Public School Facilities Element (PSFE) – The PSFE will be added to the Town’s Comprehensive Plan as a new Element (see Exhibit “A”). The Element will establish the policies which will govern school concurrency. Major policy areas addressed in the PSFE include:

- Concurrency Service Areas – the individual school attendance zones for each public elementary, middle and high school.
- Level of Service – 110% of permanent school classroom capacity.
- Development permits which will be subject to school concurrency – plats and site plan (required by State law).
- The facilities which will count towards available capacity – existing facilities, facilities in first three years of capital plan and available capacity in adjoining school attendance zones (required by State law).
- Proportionate share mitigation requirements – the development’s share of the cost of needed permanent school capacity plus the development’s share of land cost if land is needed for improvements (State law requires proportionate share option).

Intergovernmental Coordination Element (ICE) - The amendment to the ICE (see Exhibit “B”) describes the coordination efforts between the Town, the County, and the School Board with respect to concurrency.

Capital Improvements Element (CIE) – The amendment to the CIE (see Exhibit “C”) establishes new policies that address the following:

- Adopt level of service (LOS) standards for public school facilities into the CIE.
- Set forth a financially feasible schedule of Capital Improvements for public school facilities in collaboration with the School Board and non-exempt municipalities that demonstrates that the adopted LOS will be achieved and maintained.

According to Section 163.3177(12)(j), failure to adopt the PSFE, or to amend the Comprehensive Plan as necessary to implement school concurrency, will subject the local government to being prohibited from adopting Comprehensive Plan amendments which increase residential density and subjects a School Board to funding withholding sanctions equivalent to the available funds for school construction.

On May 16, 2007, staff held a workshop with Town Councilmembers on the draft amended Interlocal Agreement (ILA) for Public School Facility Planning and the model Public School Facilities Element (PSFE). The workshop did not produce any formal comments from Town Council on either document. As a result, a letter of “general consensus” indicating that the Town had the opportunity to review and comment on both documents was sent to the County’s Urban Planning and Redevelopment Department .

At the December 19, 2007 Town Council meeting, the proposed amendment was approved for transmittal to DCA which also served as the “first reading” of the ordinance. Subsequently, staff transmitted the proposed amendment to the Department of Community Affairs (DCA) for review. On March 4, 2008, staff received an Objections, Recommendations and Comments (ORC) report from DCA. Since the School Board, the County and non-exempt municipalities must form consensus on the School Concurrency Management System, the ORC report received by the Town was identical to County’s as well as to other non-exempt municipalities’ ORC reports. All of the objections pertain to the Interlocal Agreement and the data and analysis provided by the School Board and Broward County. To follow, in bold, are the identified objections from the ORC report followed by the Town’s response:

Objection #1. The Town of Davie and the Broward County School Board have not signed the revised Interlocal Agreement (ILA). The revised ILA was approved by Town Council (R# 2008-004) at the January 2, 2008 Town Council meeting. Subsequently, staff forwarded four (4) signature pages to the Broward County School Board. On February 25, 2008, the School Board transmitted to DCA the final executed Amended ILA for Public School Facility Planning, Broward County, Florida (see Exhibit D1).

Objection #2. The ILA does not include the appropriate circumstances and criteria under which the School Board may request an amendment to the comprehensive plan for school siting. The criteria was included in the revised ILA approved by Town Council (R# 2008-004) at the January 2, 2008 Town Council meeting (see Exhibit D1, Article V, Section 5.5).

Objection #3. The 5-Year Educational Facilities Work Plan and the Proposed Public School Facilities Element Support Document project different total revenues and expenditures. The Work Plan has total Revenue and Expenditures for 2007/2008 at \$908,146,000. The Public School Facilities Element Support Document has the projected revenue and expenditures for 2007/2008 at \$881,891,000. The Public School Facilities Element Support Document was revised by the County to be consistent with the 5-Year Education Facilities Work Plan (see Exhibit D).

Objection #4. Attachment D2 in the PSFE and the 5-Year school district facilities work program have inconsistent data. The data and analysis discussion includes estimates of revenues and expenditures that are not consistent with Attachment D2 of the district work program submitted to the Department of Education. Therefore, the element has not adequately addressed existing revenue sources and funding mechanisms available for school capital improvements financing and estimates of cost for existing and future needs for the next five year period nor has a financially feasible capital improvements program for public schools been provided. The Public School Facilities Element Support Document was revised by the County to be consistent with the 5-Year Education Facilities Work Plan (see Exhibit D).

Objection #5. Attachment D3 of the Public School Facilities Element includes the expired 2001-2006 educational plant survey rather than the current survey. The County has clarified that the School Board of Broward County Educational Plant Survey (2001-2006) is valid to October 20, 2008.

Objection #6. Attachment D7 of the data and analysis includes a list of all schools within Broward County and their projected enrollments. However, most of the schools listed do not include the projected enrollment for the 2011/2012 school year. In addition, Attachment D7 does not include the planned improvements for 2011/2012 for most schools. The County has revised Attachment D7 to include enrollment projections and planned improvements for all schools for the 2011/2012 school year.

Objection #7. Although the need for supporting infrastructure was mentioned on County's support documents, there is no discussion of supporting infrastructure regarding water, sewer, roads and drainage for existing and projected public school facilities. The County has revised its documents to include data and analysis to address the need for supporting infrastructure (water, sewer, roads and drainage) for existing and future school facilities.

Objection #8. Section 8.7 in the ILA provides that school concurrency shall commence upon the effective date of the plan amendments, adoption of the land development regulations, and execution of the amended agreement. Sections 8.2 and 8.12 provide that the local governments will adopt the implementing land

development regulations within 90 days of the effective date of the plan amendments. Pursuant to Section 163.3194(1)(b) F.S., school concurrency will go into effect upon the effective date of the plan amendments. Sections 8.2, 8.7 and 8.12, taken together, would delay implementation of school concurrency and is inconsistent with requirements of Section 163.3194(1)(b), F.S. Section 8.7 of the ILA was revised to delete the language “the adoption of the Land Development Regulations”. This revision was incorporated into the revised ILA approved by Town Council (R# 2008-004) at the January 2, 2008 Town Council meeting (see Exhibit D1, Article VIII, Section 8.7).

The present public hearing constitutes the “second reading” of the proposed amendment. If approved, the amendment would go into effect subject to the determination from DCA that the amendment is “in compliance” pursuant to Section 163.3184 F.S.

RECOMMENDATION(S):

Staff finds the amendment to the Comprehensive Plan complete and suitable for transmittal to Town Council for further consideration.

Attachments:

Ordinance

PSFE Goals, Objectives & Policies (Exhibit “A”)

ICE Goals Objectives & Policies (Exhibit “B”)

CIE Goals, Objectives & Policies (Exhibit “C”)

*County support documents (Exhibit “D”):

1. Amended Interlocal Agreement for Public School Facilities Planning (ILA)
2. Adopted 5 Year District Educational Facilities Plan (DEFP)
3. School Board of Broward County Educational Plant Survey
4. 2007-2012 Level of Service (LOS) Plan
5. Existing Collocation Facilities
6. Potential Collocation Facilities
7. Current and Projected 5 Year School Facilities
8. Adopted Maps – Future Conditions (Maps 1-12)
9. Support Document Maps (Maps 1-10)

***Due to the volume of the support documents, items 1-7 are not included in this packet. These items can be viewed at the Planning and Zoning Division site (click on school concurrency) located on the Town website. A hardcopy of the support documents are also available at the Planning and Zoning Division and will be made available at the Town Council meeting.**

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, ADOPTING APPLICATION LA(TXT) 10-1-07 AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY ADDING A PUBLIC SCHOOL FACILITIES ELEMENT, AMENDING THE TEXT OF THE INTERGOVERNMENTAL COORDINATION ELEMENT AND THE CAPITAL IMPROVEMENTS ELEMENT IN ORDER TO INCORPORATE SCHOOL CONCURRENCY PROVISIONS REQUIRED BY FLORIDA STATE STATUTES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, due to statutory changes adopted by the State in 2005 through Senate Bill 360, all local governments in Florida are required to create and implement a school concurrency system when residential developments are considered; and

WHEREAS, the Town Council of the Town of Davie is required to amend its Comprehensive Plan by adding a Public School Facilities Element (PSFE), and amend its Intergovernmental Coordination Element (ICE) and Capital Improvements Element (CIE) in order to implement school concurrency; and

WHEREAS, the Local Planning Agency of the Town of Davie held a public hearing duly advertised on November 28, 2007; and

WHEREAS, the Town Council of the Town of Davie held a public hearing duly advertised as required by Chapter 163.3184, F.S. on December 19, 2007 and on the date of adoption of this Ordinance; and

WHEREAS, the Town Council of the Town of Davie desires to transmit the Town's Comprehensive Plan Amendment provided herein to the State of Florida Department of Community Affairs (DCA) for their review and consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The addition of a Public School Facilities Element (PSFE) to the Comprehensive Plan is hereby amended as set forth on Exhibit "A", attached hereto and made a part hereof.

SECTION 2. The text of the Intergovernmental Coordination Element (ICE) of the Comprehensive Plan is hereby amended as set forth on Exhibit “B”, attached hereto and made a part hereof.

SECTION 3. The text of the Capital Improvements Element (CIE) of the Comprehensive Plan is hereby amended as set forth on Exhibit “C”, attached hereto and made a part hereof.

SECTION 4. The Town Council hereby authorizes the appropriate Town officials to submit the appropriate number of copies of this ordinance and the Town’s Comprehensive Plan, as amended herein, to the State of Florida Department of Community Affairs and to any other governmental agency having jurisdiction with regard to the approval of same in accordance with and pursuant to Chapter 163, Florida Statutes.

SECTION 5. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 6. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 7. The effective date of this plan amendment shall be: The date a final order is issued by the Department of Community Affairs finding the amendment to be in compliance in accordance with Section 163.3184, F.S.; or the date a final order is issued by the Administration Commission finding the amendment to be in compliance in accordance with Section 163.3184, F.S.

PASSED ON FIRST READING THIS ____ DAY OF _____, 2007

PASSED ON SECOND READING THIS ____ DAY OF _____, 2008

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2008.

Exhibit 'A' – Proposed Public School Facilities Element (PSFE)

GOAL 1: PUBLIC SCHOOL CONCURRENCY

The Broward County Board of County Commissioners (Broward County) in collaboration with the School Board of Broward County (School Board) and Broward County municipalities (municipalities) shall ensure that public school facilities will be available for current and future students consistent with available financial resources and adopted level of service standards (LOS). This will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of adequate public school facilities and the authority of Broward County and the municipalities for development permitting and comprehensive planning.

Objective 1.1: FINANCIALLY FEASIBLE DISTRICT EDUCATIONAL FACILITIES PLAN

The School Board, pursuant to Chapters 163.3177 and 163.3180 F.S. and the Interlocal Agreement for Public School Facility Planning (ILA), shall prepare and annually update and adopt the Five-Year District Educational Facilities Plan (DEFP) which shall contain a five-year financially feasible schedule of capital improvements to address existing deficiencies and achieve and maintain the adopted level of service in all concurrency service areas (CSAs). The School Board shall also ensure that school facilities are planned to meet the long-term planning period of the Public School Facility Element (PSFE) of the Broward County Comprehensive Plan.

Policy 1.1-1: The DEFP shall include a financially feasible schedule of capacity additions to existing schools and construction of new schools to eliminate existing level of service deficiencies and meet the needs of projected growth for the five-year planning period. This financially feasible schedule shall be annually adopted into the Broward County Comprehensive Plan Capital Improvements Element (CIE) and the capital improvement elements of the municipalities. This adoption may either be by reference or by restatement of the relevant portions of the adopted DEFP, but in no event shall the County or municipality attempt to modify the adopted DEFP.

Policy 1.1-2: The DEFP shall provide year-by-year projections of the capacity needed to achieve and maintain the adopted LOS within the CSA for each school for the five- year planning period. These projections are included in the supporting documents of the PSFE.

Policy 1.1-3: The DEFP's five-year financially feasible schedule shall provide for the remodeling/renovation of existing schools to meet the identified needs of aging schools and replace worn facilities.

Policy 1.1-4: The DEFP shall be amended on an annual basis to: 1) add a new fifth year; 2) reflect changes in estimated capital revenues, planned capital

appropriations costs, planned capital facilities projects, CSAs and school usage; and, 3) ensure the DEFP continues to be financially feasible for the five-year planning period.

Policy 1.1-5: Annually adopted updates to the DEFP and CSA maps shall be coordinated with annual plan amendments to the CIE of the Broward County Comprehensive Plan and comprehensive plans of the municipalities. The annual plan amendments shall ensure that the schedule of capital improvements within the CIE continues to be financially feasible and the

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LOS will be achieved and maintained.

Objective 1.2: CONCURRENCY MANAGEMENT SYSTEM

Broward County shall adopt a county-wide public school facilities concurrency management system for implementation of public school concurrency to ensure that public school facilities are available at the adopted level of service standard concurrent with the impact of proposed residential development.

Policy 1.2-1: Broward County and the municipalities, in collaboration with the School Board shall implement concurrency management systems consistent with the policies included in the Broward County and municipal public school facility elements, procedures and requirements included within the ILA and Broward County and municipal land development regulations (LDRs).

Policy 1.2-2: The CSAs shall be the annually adopted school attendance boundaries for each elementary, middle and high school. The maps of the CSAs are maintained in the data and analysis section of the PSFE.

Policy 1.2-3: The Level of Service standard shall be 110% of the permanent Florida Inventory of School Housing (FISH) capacity for each public elementary, middle and high school.

Policy 1.2-4: If adequate capacity is not available in a CSA for a proposed residential development, but capacity exists in one or more contiguous CSAs, the development may proceed consistent with the provisions and procedures in the ILA and County and municipal LDRs.

Policy 1.2-5: If adequate capacity is not currently available in a CSA or contiguous CSA, for a proposed residential development, but capacity is scheduled in the DEFP to be available within 3 years after the issuance of final subdivision or site plan approval, (or functional equivalent), development of the project may proceed in accordance with the provisions and procedures in the ILA and County and municipal LDRs.

Policy 1.2-6: Broward County and the municipalities shall not approve a residential plat or site plan (or functional equivalent) until the School Board has reported that the school concurrency requirement has been satisfied consistent with the provisions and procedures in the ILA and County and municipal LDRs.

Policy 1.2-7: The CSAs shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the level of service standards and the permanent capacity, taking into account special considerations such as, core capacity, special programs, transportation costs, geographic impediments, diversity programs, and class size reduction requirements to prevent disparate enrollment levels between schools of the same type (elementary, middle, high) and provide an equitable distribution of student enrollment district-wide.

Policy 1.2-8: The projected student impact of a proposed residential development shall be

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determined using the student generation rates approved by the School Board and adopted within the Broward County Land Development Code. The student generation rates shall be reviewed and updated at least every 3 years.

Policy 1.2-9: The public school concurrency approval for residential plats shall expire if development within the plat does not commence within 5 years following the date of County Commission approval.

Objective 1.3: PROPORTIONATE SHARE MITIGATION

The School Board, pursuant to Chapter 163.3180 F.S. and the ILA, shall adopt proportionate share mitigation alternatives which provide an option for residential developments unable to meet the public school concurrency requirement. Upon approval of a proportionate share mitigation alternative by the School Board and completion of necessary binding agreements, a development will be deemed to have met the public school concurrency requirement and may proceed.

Policy 1.3-1: A residential development's proportionate share mitigation value shall be determined by multiplying the number of additional student stations needed to mitigate the impact of the proposed development on schools within the affected CSA(s) not meeting the adopted LOS standards by the State cost per student station for each school type plus a land impact cost share, if any. Pursuant to Section 163.3180(13)(e)(2), F.S., the applicant's proportionate share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for dollar basis, at fair market value.

Policy 1.3-2: Proportionate share mitigation shall enhance the capacity of the schools (or provide for the construction of new schools) serving the proposed residential development. The mitigation shall equate to at least one permanent classroom, which may be funded by one or more residential developments, or other identified funding sources. Mitigation that results in the need for school site(s) shall primarily be the dedication of land. Proportionate share mitigation shall include the following options, as further defined and subject to, procedures and requirements in the ILA;

1. Purchase or dedication of needed elementary, middle or high school sites.
2. Construction of capacity improvements identified in years four (4) or five (5) of the DEFP including advancement of such improvements into the first three years of the DEFP.
3. Construction of previously unplanned schools, classroom additions, modular classrooms or similar facilities. Such facility capacity shall be included in the first three years of the DEFP through an amendment approved by the School Board.
4. Construction of the needed capacity at one or more charter schools.
5. Other mitigation options approved by the School Board on a case by case basis

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contingent upon a School Board finding that the option mitigates the impact of the proposed development.

Policy 1.3-3: Mitigation shall be assured by a legally binding agreement between the School Board, the applicant and the County or municipality (as applicable), which shall be executed prior to the issuance of the final subdivision plat or the final site plan approval (or functional equivalent). If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in the first three years of the DEFP.

GOAL 2: COLLABORATE AND COORDINATE TO MAXIMIZE QUALITY EDUCATION

Maximize collaboration and coordination between Broward County, the School Board and the municipalities, to effectively plan for public elementary and secondary school facilities to meet the current and future needs of Broward County's public school population. Pursuant to Chapter 163.3177 F.S., Broward County and all non-exempt municipalities within the County, shall coordinate and cooperate to ensure the adopted public school facilities elements are consistent with each other.

Objective 2.1: LAND USE CONSISTENCY, COMPATIBILITY & ADEQUATE INFRASTRUCTURE

Broward County, the School Board and the municipalities shall establish coordination mechanisms to ensure that the locations of existing and proposed school sites are compatible with and proximate to the existing and planned land uses they serve. Such coordination shall also ensure there is adequate public infrastructure available to serve existing and planned school sites including infrastructure which provides safe access to schools.

Policy 2.1-1: Broward County, the School Board, and the municipalities will coordinate through the procedures established in the ILA and the Broward County and municipal land use planning process to ensure that existing and proposed public school facility sites are consistent and compatible with the land use categories, future land use maps and policies of the County and municipal comprehensive plans and enable a close integration between existing and planned schools and surrounding land uses.

Policy 2.1-2: Broward County, the School Board and the municipalities shall coordinate to prepare projections of future development and public school enrollment growth and to ensure such projections are consistent with the Broward County and municipal future land use maps and the School Board's Long Range Public School Facilities Map consistent with the procedures and requirements identified in the ILA.

Policy 2.1-3: Consistent with Section 163.3177 (12) (g), F.S., the Broward County PSFE shall include future conditions maps showing existing and anticipated school facilities for the short-term (5 year) and long-term (10 year) planning time frames. Maps 1 through 12 depict the short and long term existing and anticipated public school facilities and ancillary plants.

Policy 2.1-4: Consistent with provisions and procedures in the ILA, the School Board will

advise Broward County and the municipalities of inconsistencies in comprehensive plans and plan amendments with the DEFP and Long-Range School Facilities Plan.

Policy 2.1-5: The School Board shall monitor and participate in the Broward County and/or local government plat review and site plan review processes, the Development of Regional Impact (DRI) process, the land use plan amendment process and other development order/permit processes that may have an impact on current or planned public educational facilities in Broward County.

Policy 2.1-6: Broward County, the School Board and the municipalities shall utilize the procedures identified within the ILA, including the Staff Working Group and Oversight Committee established by the ILA, to coordinate the annual review of school enrollment projections in addition to the preparation and annual reviews of public school facilities elements and ensure that the elements are consistent with each other.

Policy 2.1-7: The School Board shall annually update and adopt the DEFP and transmit it, including any supplemental amendments, to Broward County and the municipalities, which then shall amend their CIEs to incorporate the updated DEFP consistent with the provisions and procedures of the ILA.

Policy 2.1-8: Broward County, the School Board and the municipalities shall share and coordinate information through the plat, site plan and school siting processes and procedures identified in the ILA to ensure the location, phasing, and development of public school facilities, including additions to existing facilities, is coordinated with the provision of necessary public infrastructure including water and sewer, roads, drainage, sidewalks, mass transit and other infrastructure required to support the public school facilities.

Policy 2.1-9: Broward County shall coordinate with the School Board and the municipalities through the school siting process identified in the ILA and Broward County and municipal platting and site plan approval processes to implement strategies, consistent with Florida's Safe Ways to School Program, which reduce hazardous conditions and provide direct, unobstructed and safe access for pedestrian travel (including sidewalks, bicycle paths, signage and signalization) to existing and new school facilities.

Objective 2.2: SCHOOL FACILITY SITING, COLLOCATION & DESIGN
Broward County, the School Board and the municipalities, pursuant to the ILA, shall coordinate the location of public school facilities relative to the location of other public facilities such as parks, libraries and community centers and promote schools to be focal points within the community.

Policy 2.2-1: In the planning, siting, land acquisition, permitting and development of a new school facility or significant renovation or expansion, the School Board shall coordinate with Broward County and the municipalities on the availability of public facilities, services and grounds (especially for the purposes of collocating parks, libraries, ball fields, community centers, public safety facilities, parking facilities, drainage facilities and other appropriate facilities).

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Policy 2.2-2: Broward County, the School Board and the municipalities shall pursue shared-use and co-location of school sites with County and municipal facilities having similar facility needs, such as libraries, parks, ball fields, other recreation facilities. At a minimum, per the ILA, Broward County will look for opportunities to collocate and share use of County facilities when preparing updates to the Schedule of Capital Improvements within the Comprehensive Plan and planning and designing new or renovated facilities.

Policy 2.2-3: Through the design of school facilities, establishment of school siting standards and pursuit of collocation opportunities, the School Board shall encourage school facilities to serve as community focal points.

Policy 2.2-4: Broward County will coordinate with the School Board and the municipalities on efforts to build new school facilities, which are designed to serve as emergency shelters as required by Section 1013.372, F.S., Broward County will also collaborate and coordinate with the School Board and the municipalities on emergency preparedness issues through the County's Emergency Operating Center.

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Exhibit 'B' – Proposed text amendment to (ICE)

INTERGOVERNMENTAL COORDINATION ELEMENT

- **Policy 3-8:** Pursuant to Chapter 163.3177(h) F.S., the County, School Board and the Town shall coordinate their planning and permitting processes consistent with the procedures established within the ILA as follows:
 - (a) Review and update of the annual DEFP containing the financially feasible schedule of capital improvement for school facilities needed to achieve and maintain the adopted level of service standards in all CSA's.
 - (b) Coordinate County and municipal land use planning and permitting processes with the School Board's site selection and planning process to ensure future school facilities are consistent and compatible with land use categories and enable a close integration between existing and planned school facilities and the surrounding land uses.
 - (c) Coordinate the preparation of County and the municipal projections for future development with the School Board's school enrollment projections to ensure consistency between the County and the municipal future land use maps and the long term school planning process.
 - (d) Coordinate with the School Board through the Staff Working Group and Oversight Committee regarding the preparation of County and municipal annual comprehensive plan updates and the School Board's annual update of the DEFP to ensure consistency between the plans.

- (e) Coordinate with the School Board on the planning, siting, land acquisition, permitting and development of new school facilities to ensure the availability of public facilities, services and grounds, especially for purposes of exploring collocation opportunities.
- (f) Revise County and municipal land development codes and School Board policies to establish a county-wide public school concurrency system.

CAPITAL IMPROVEMENTS ELEMENT

- OBJECTIVE 4:** The County, in collaboration with the School Board and the Town shall ensure that public school facilities are available for current and future students consistent with available financial resources and the adopted LOS.
- Policy 4.1:** Consistent with policies and procedures within the Interlocal Agreement for Public School Facility Planning (ILA), the DEFP shall contain a 5 year financially feasible schedule of capital improvements to address existing deficiencies and achieve and maintain the adopted LOS in all CSA's. This financially feasible schedule shall be updated on an annual basis and annually adopted into the CIE.
- Policy 4.2:** The uniform, district-wide LOS shall be 110% of the permanent FISH capacity for each public elementary, middle and high school.
- Policy 4.3:** The adopted LOS shall be applied consistently by Broward County, the municipalities and the School Board, district-wide to all schools of the same type.
- Policy 4.4:** The School Board's DEFP adopted by the School Board on August 1, 2007, are adopted by reference into the CIE.

Exhibit “D”8. – Adopted Maps – Future Conditions

LIST OF ADOPTED MAPS

MAP #

Short-Range – (2007– 2012)

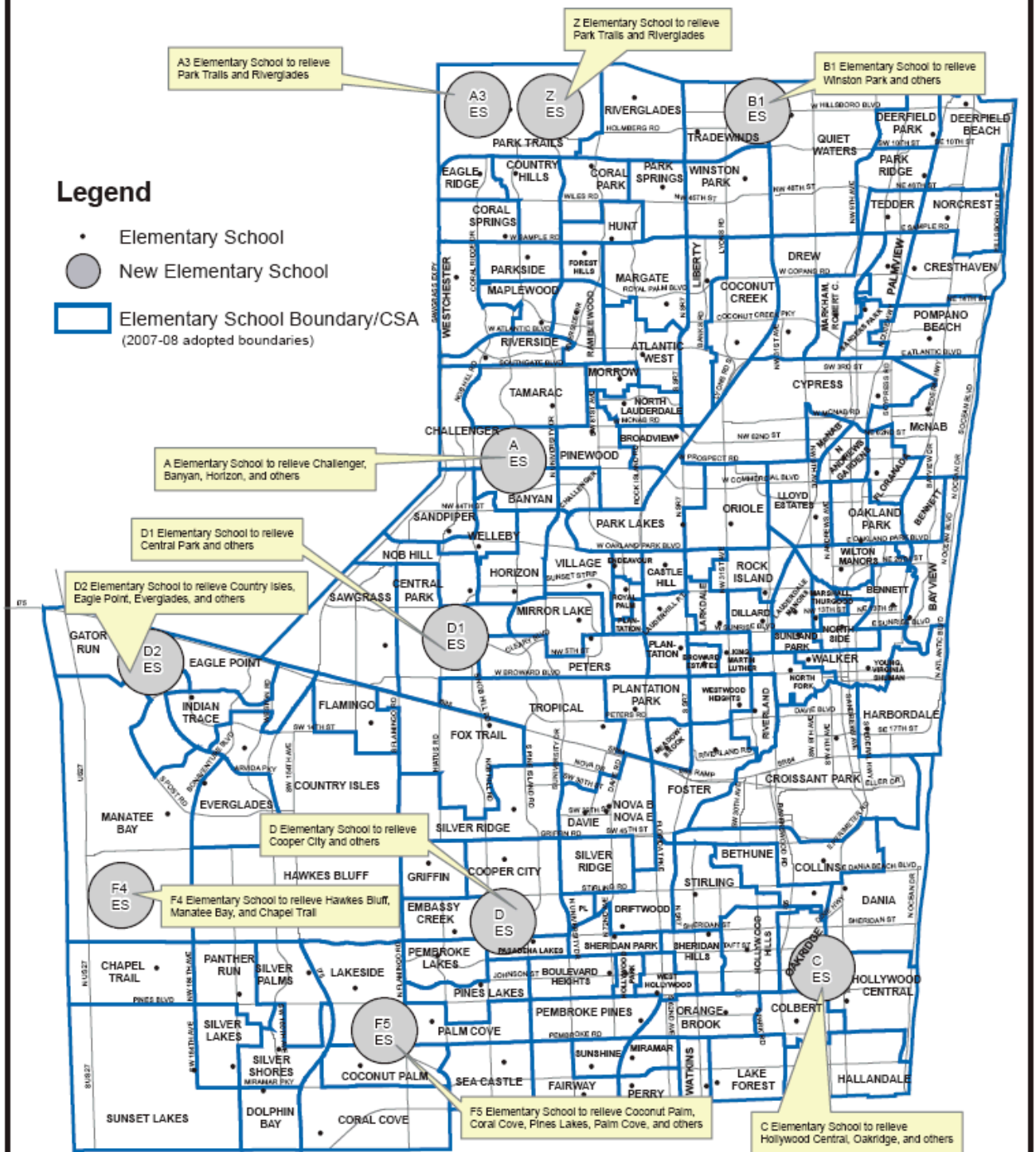
- 1 Future Conditions - Elementary Schools – Five Year Plan
- 2 Future Conditions - Middle Schools – Five Year Plan
- 3 Future Conditions - High Schools – Five Year Plan
- 4 Future Conditions - Charter Schools – Five Year Plan
- 5 Future Conditions - Special Schools – Five Year Plan
- 6 Future Conditions - Ancillary Plant Locations – Five Year Plan

Long-Range – (2007 – 2017)

- 7 Future Conditions - Elementary Schools – Ten Year Plan
- 8 Future Conditions - Middle Schools – Ten Year Plan
- 9 Future Conditions - High Schools – Ten Year Plan
- 10 Future Conditions - Charter Schools – Ten Year Plan
- 11 Future Conditions - Special Schools – Ten Year Plan
- 12 Future Conditions - Ancillary Plant Locations – Ten Year Plan

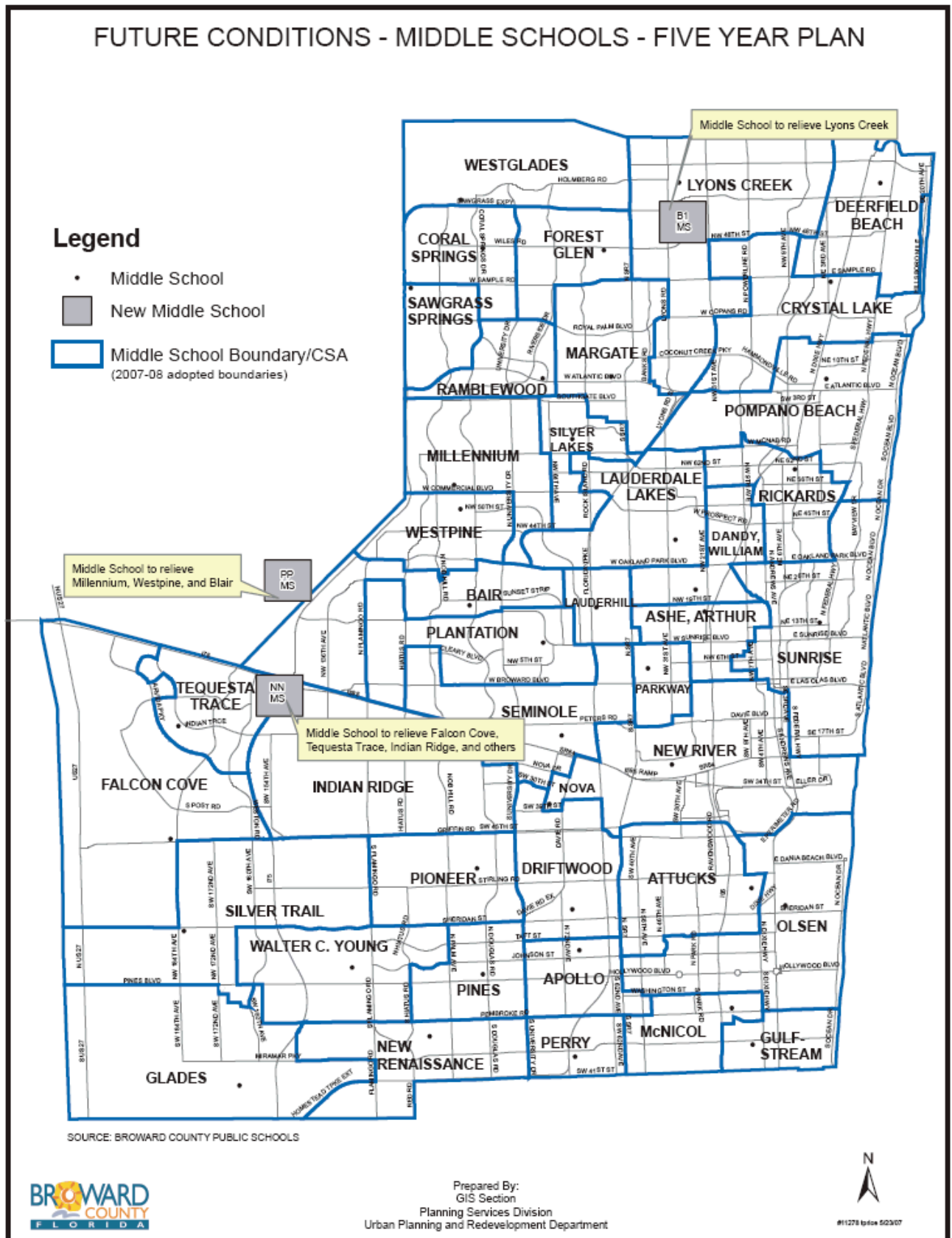
MAP 1: Future Conditions – Elementary Schools – Five Year Plan

FUTURE CONDITIONS - ELEMENTARY SCHOOLS - FIVE YEAR PLAN

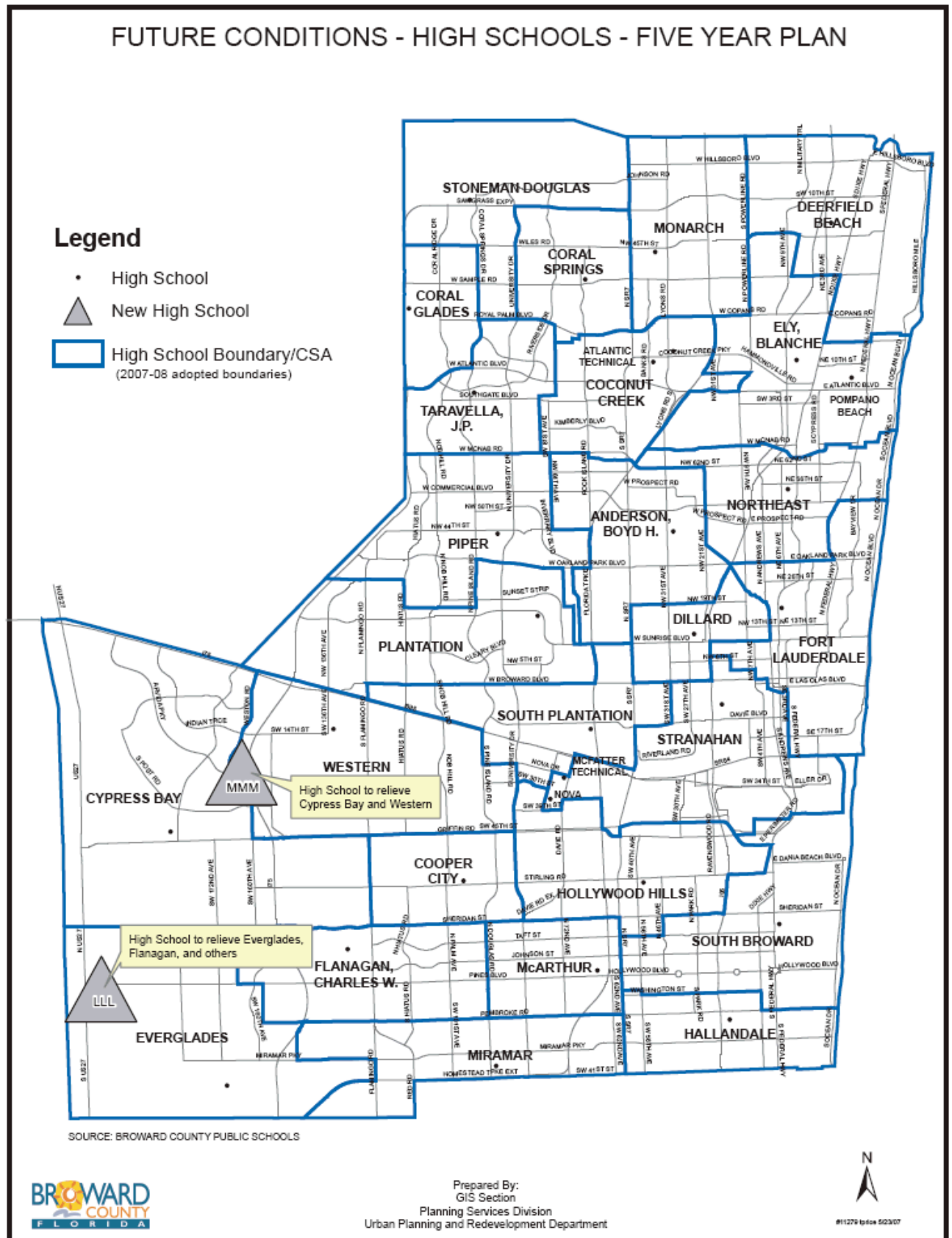


SOURCE: BROWARD COUNTY PUBLIC SCHOOLS

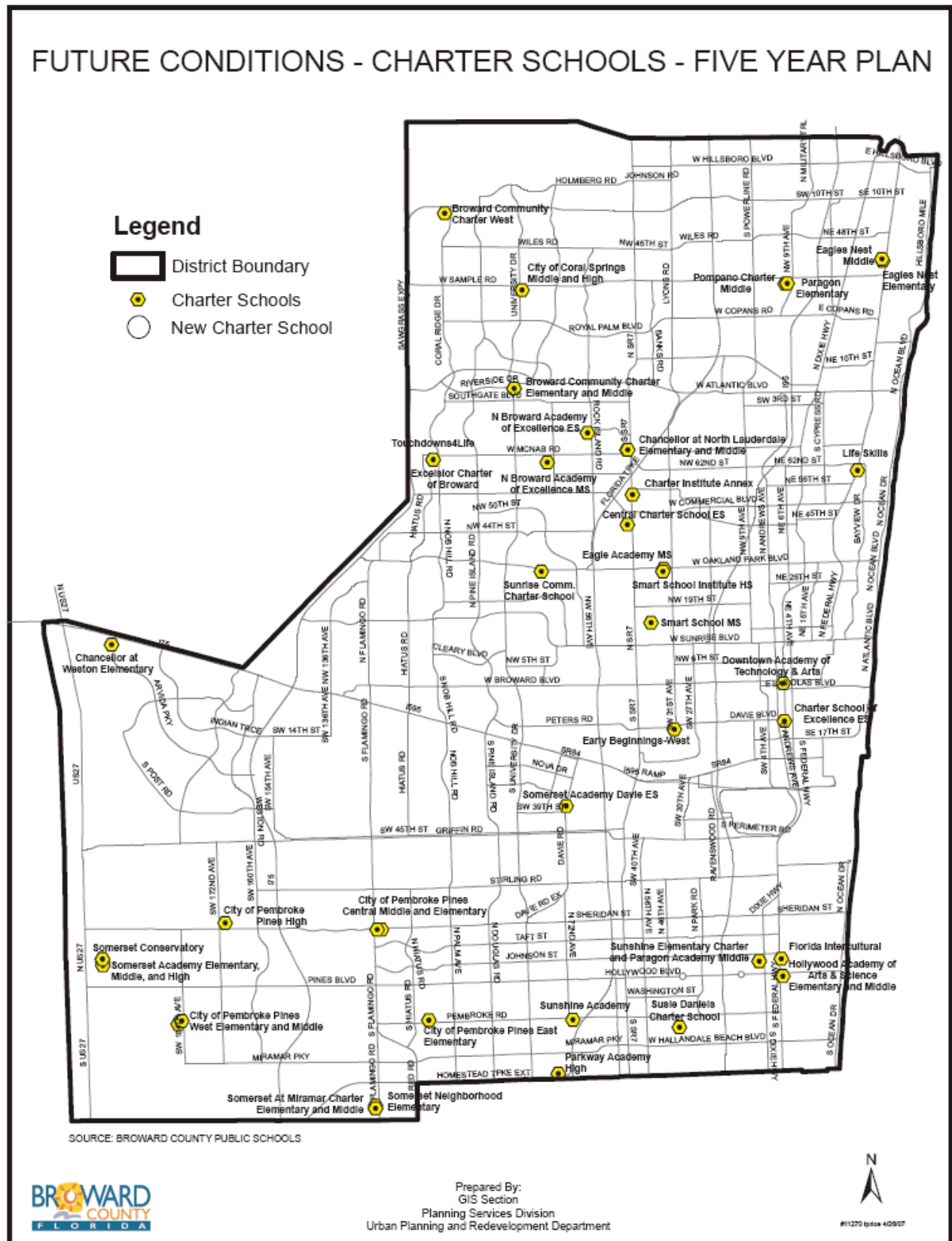
MAP 2: Future Conditions – Middle Schools – Five Year Plan



MAP 3: Future Conditions – High Schools – Five Year Plan



MAP 4: Future Conditions – Charter Schools – Five Year Plan

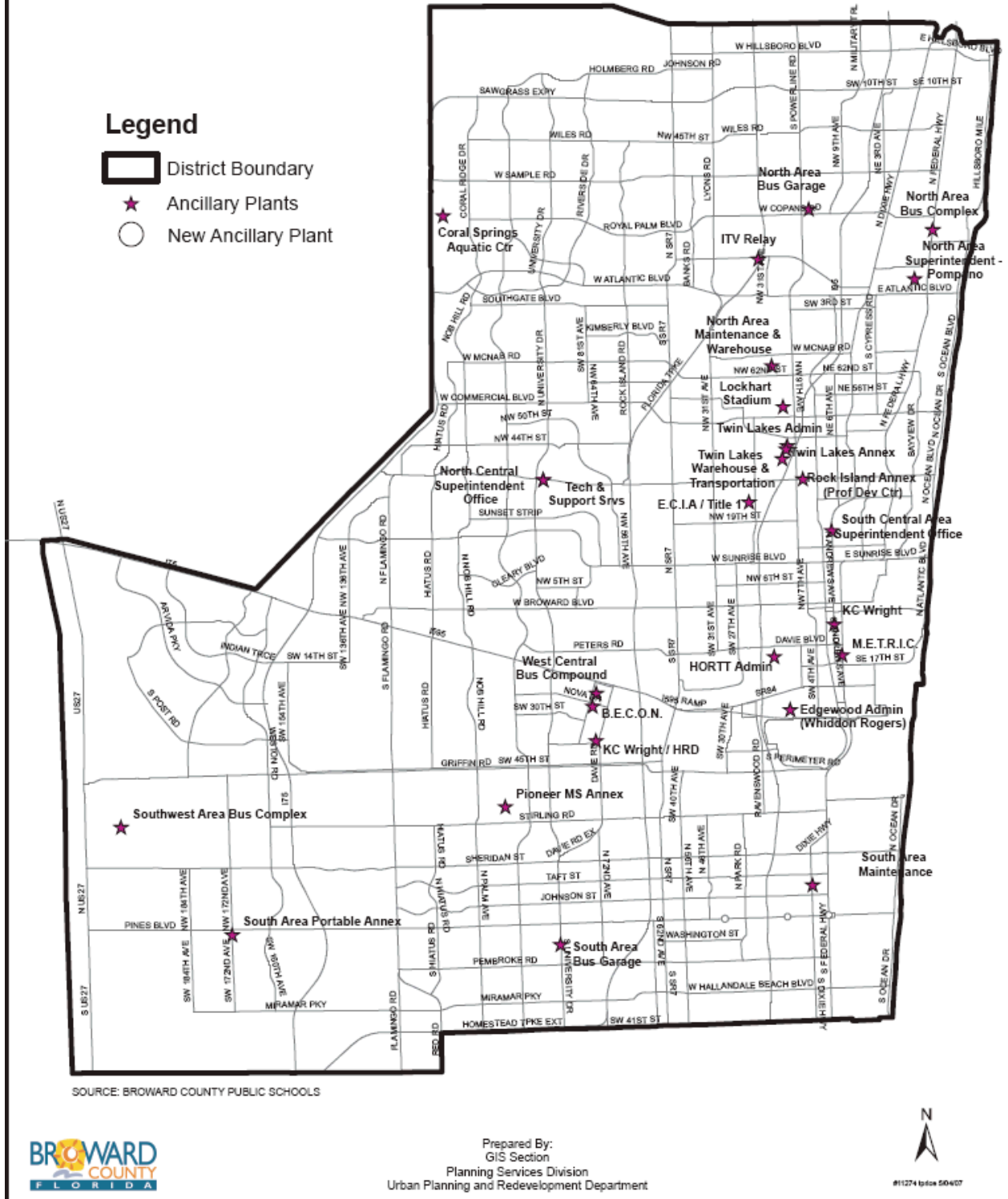


FUTURE CONDITIONS - SPECIAL SCHOOLS - FIVE YEAR PLAN

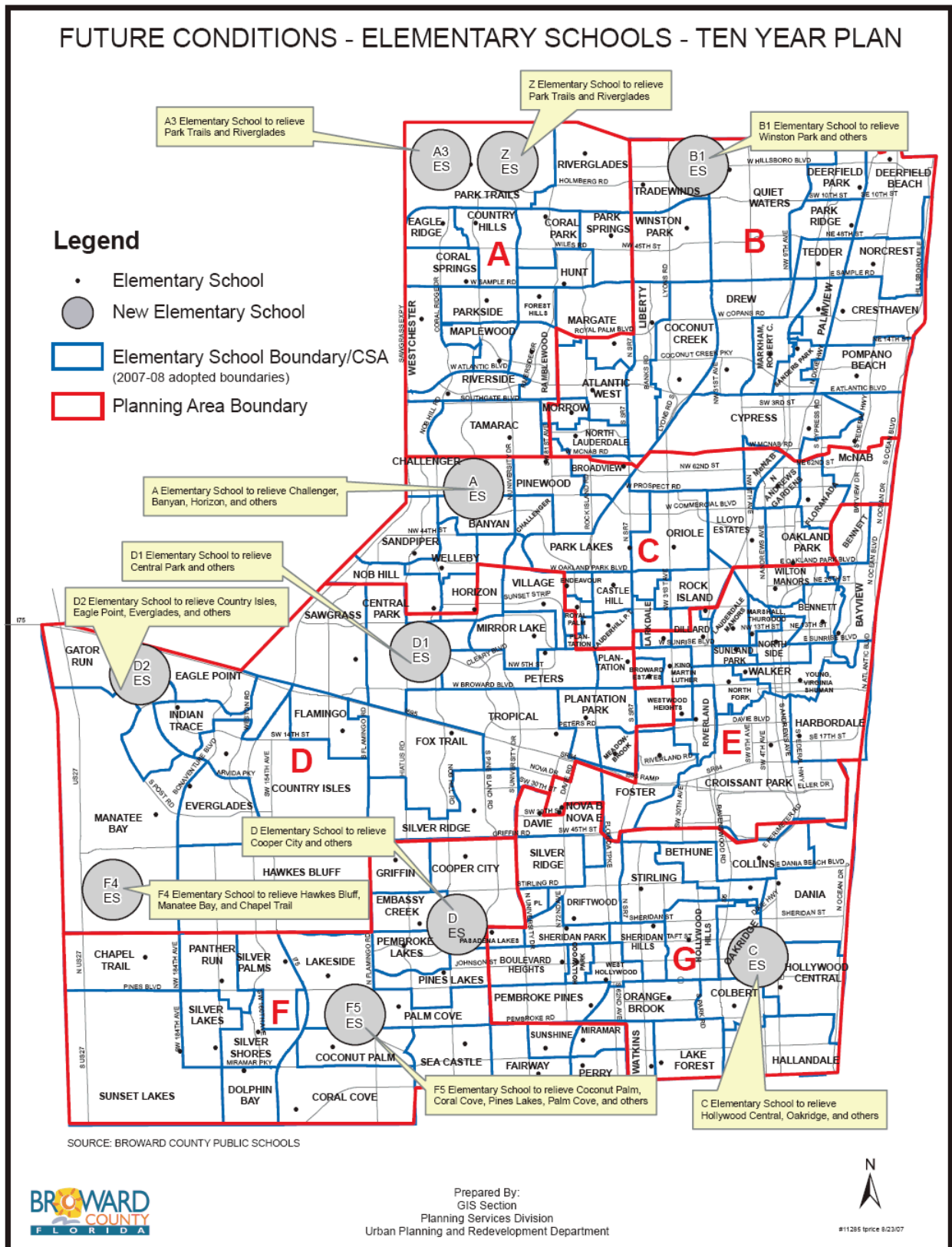


MAP 6: Future Conditions – Ancillary Facilities – Five Year Plan

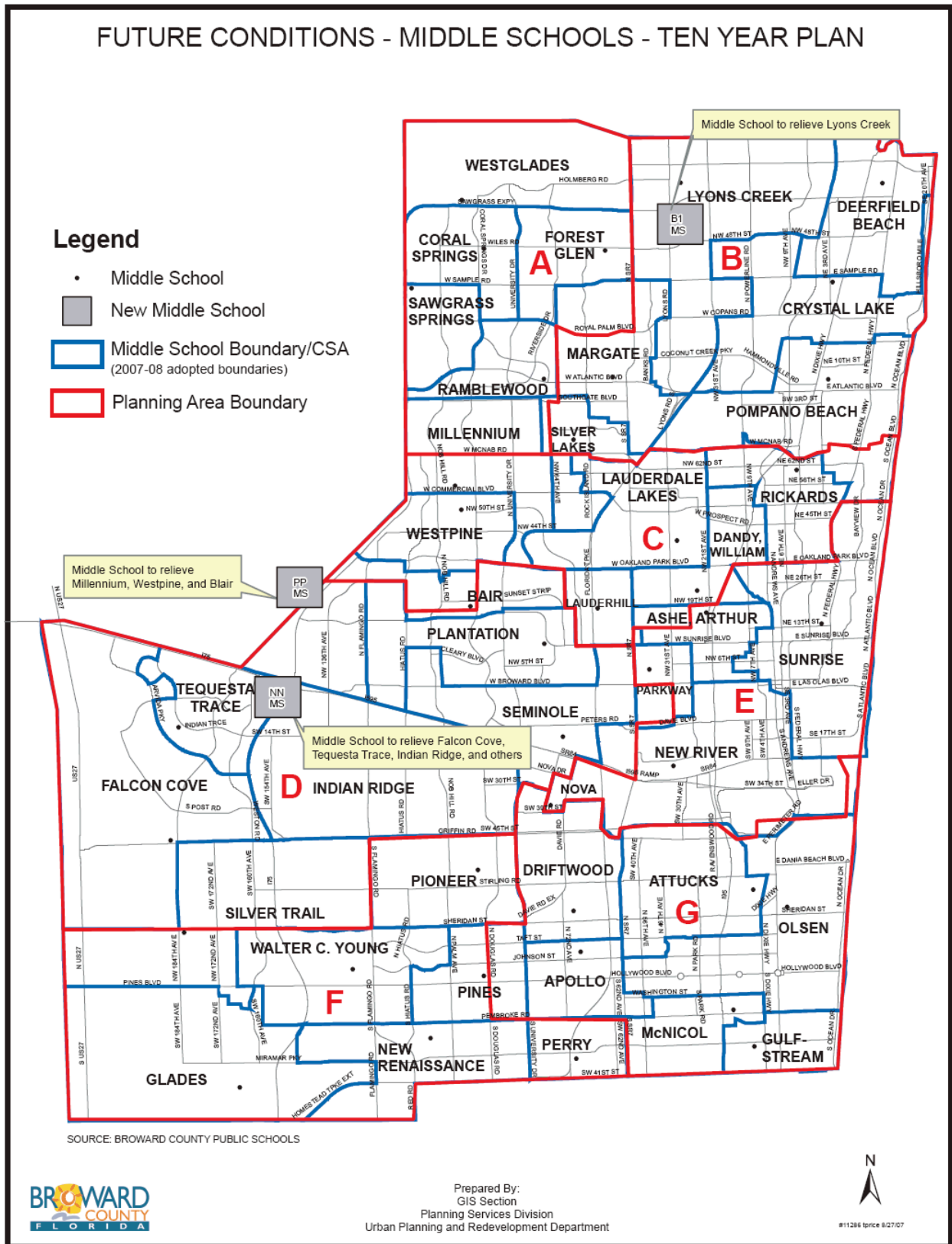
FUTURE CONDITIONS - ANCILLARY PLANT LOCATIONS - FIVE YEAR PLAN



MAP 7: Future Conditions – Elementary Schools – Ten Year Plan



MAP 8: Future Conditions – Middle Schools – 10 Year Plan

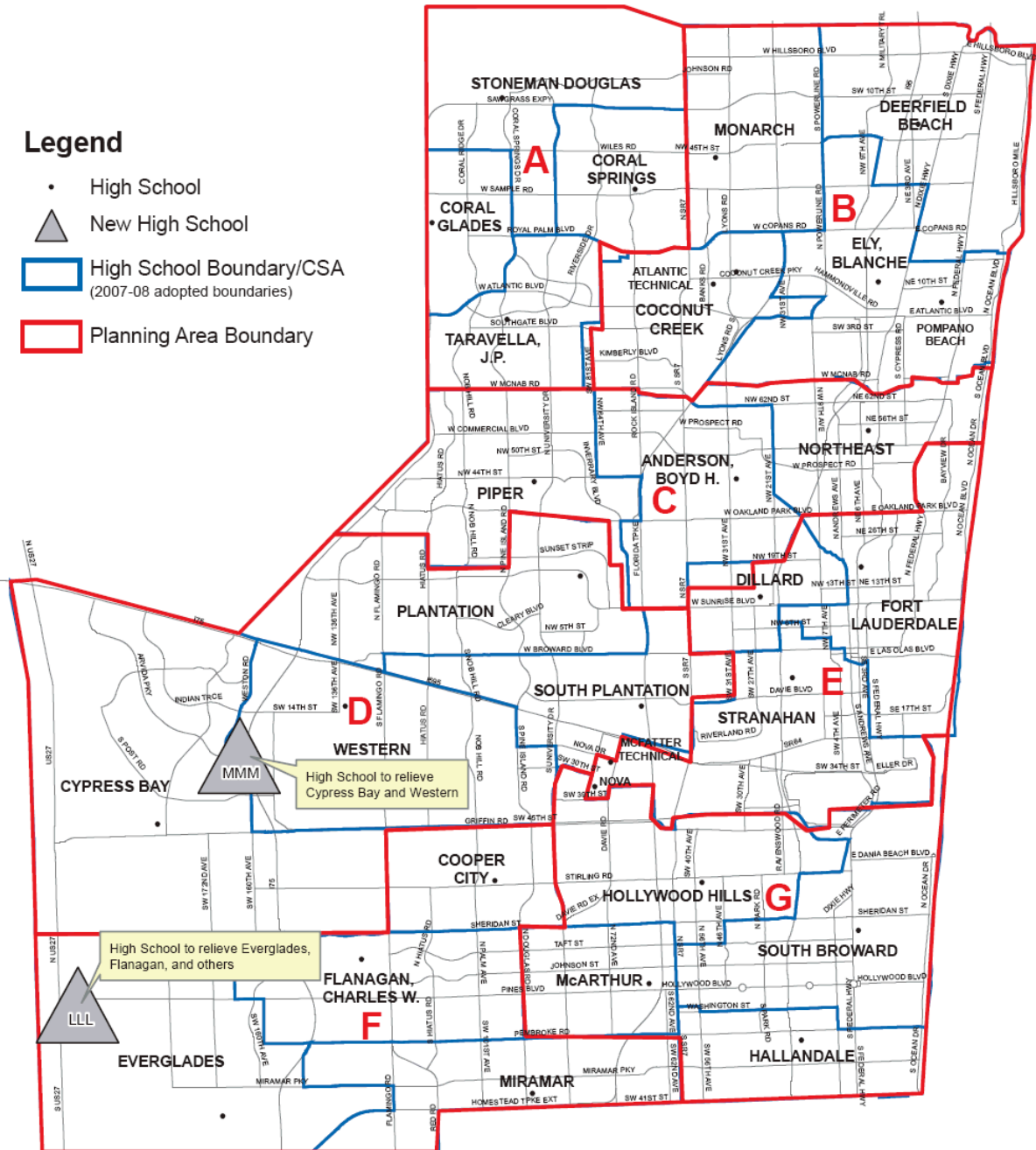


MAP 9: Future Conditions – High Schools – 10 Year Plan

FUTURE CONDITIONS - HIGH SCHOOLS - TEN YEAR PLAN

Legend

- High School
- ▲ New High School
- High School Boundary/CSA
(2007-08 adopted boundaries)
- Planning Area Boundary



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS



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#11287 tprc 8/23/07

FUTURE CONDITIONS - CHARTER SCHOOLS - TEN YEAR PLAN

Legend

- District Boundary
- Charter Schools
- New Charter School
- Planning Area Boundary

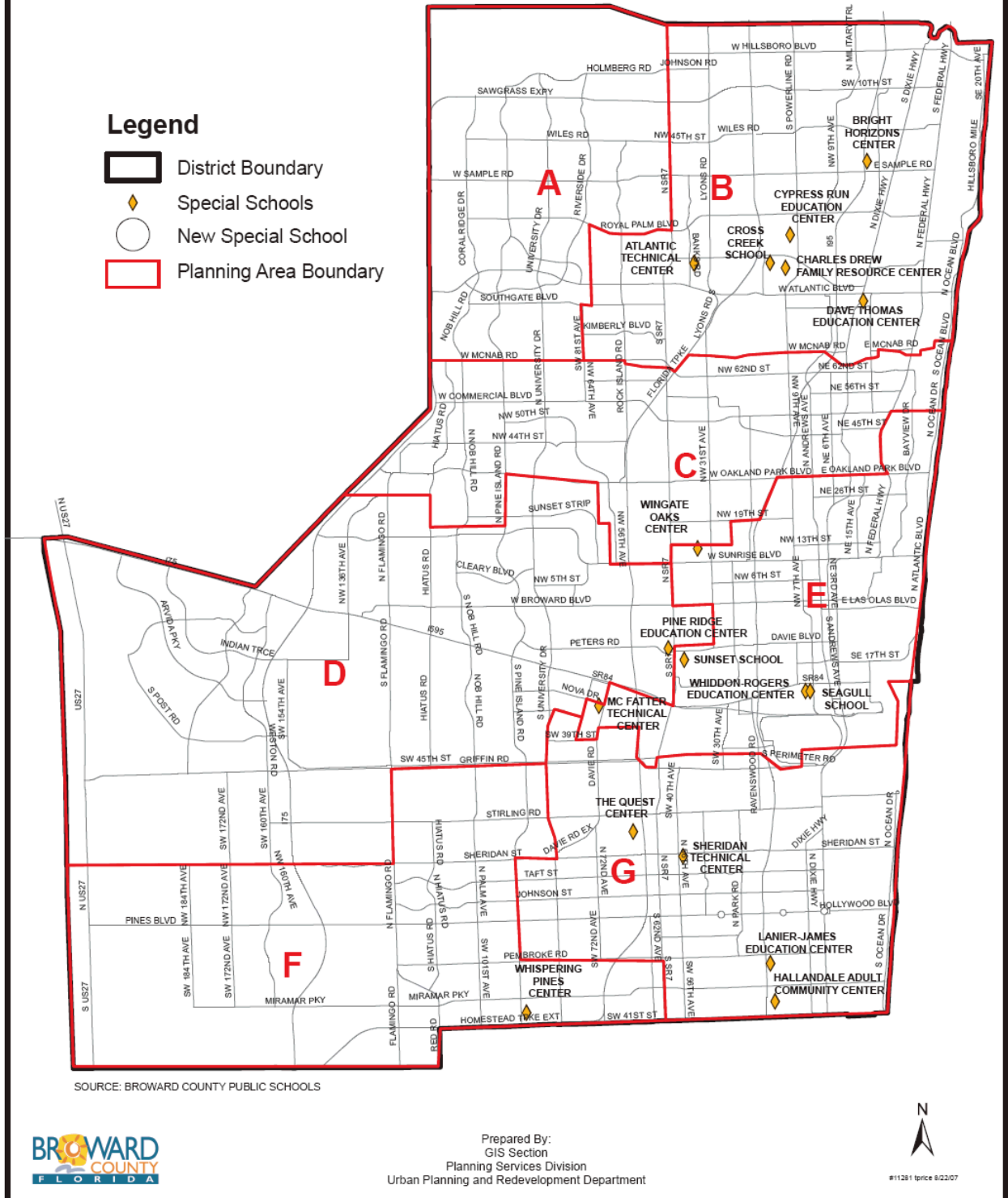
SOURCE: BROWARD COUNTY PUBLIC SCHOOLS

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Planning Services Division
Urban Planning and Redevelopment Department

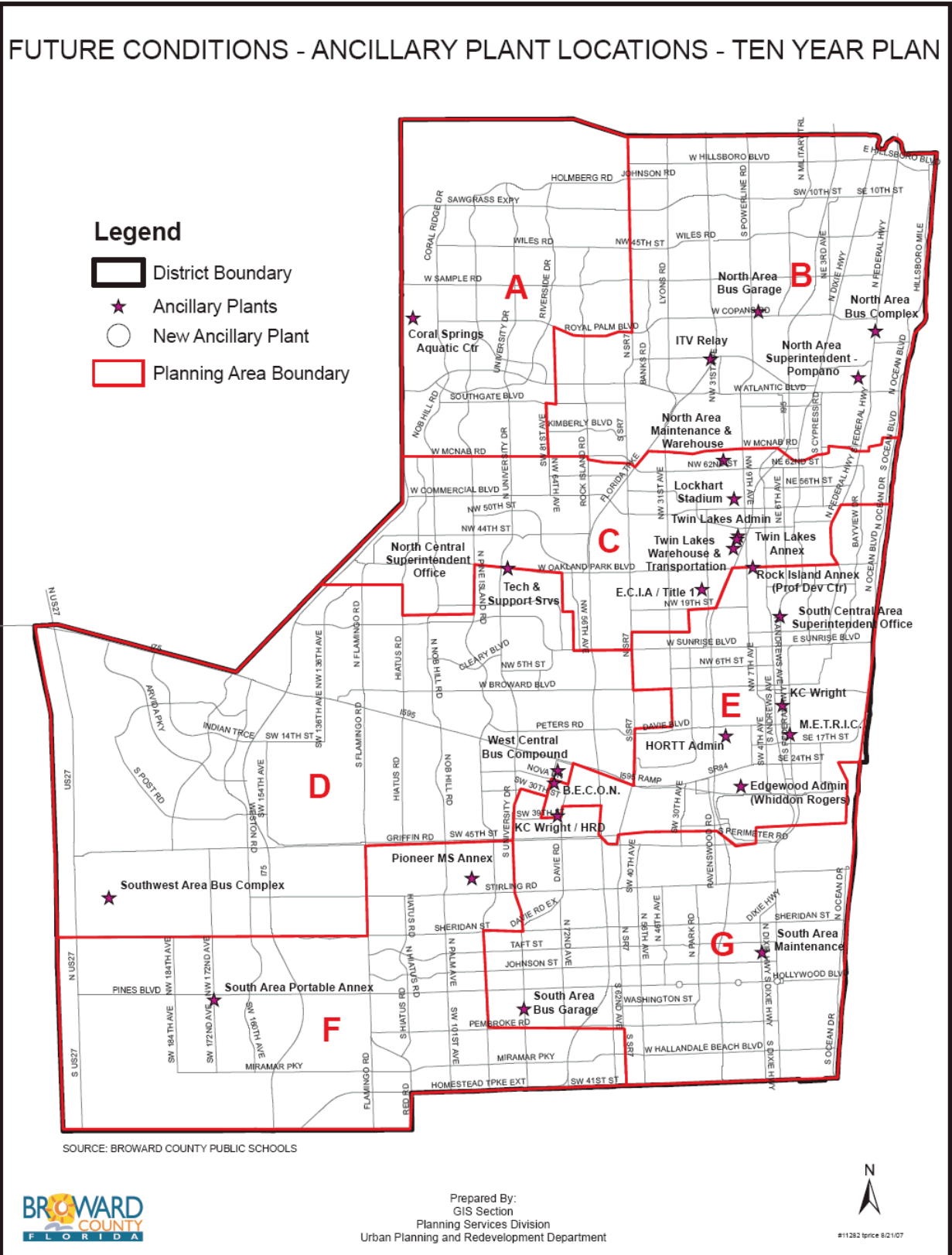
8/22/07

MAP 11: Future Conditions – Special Schools – Ten Year Plan

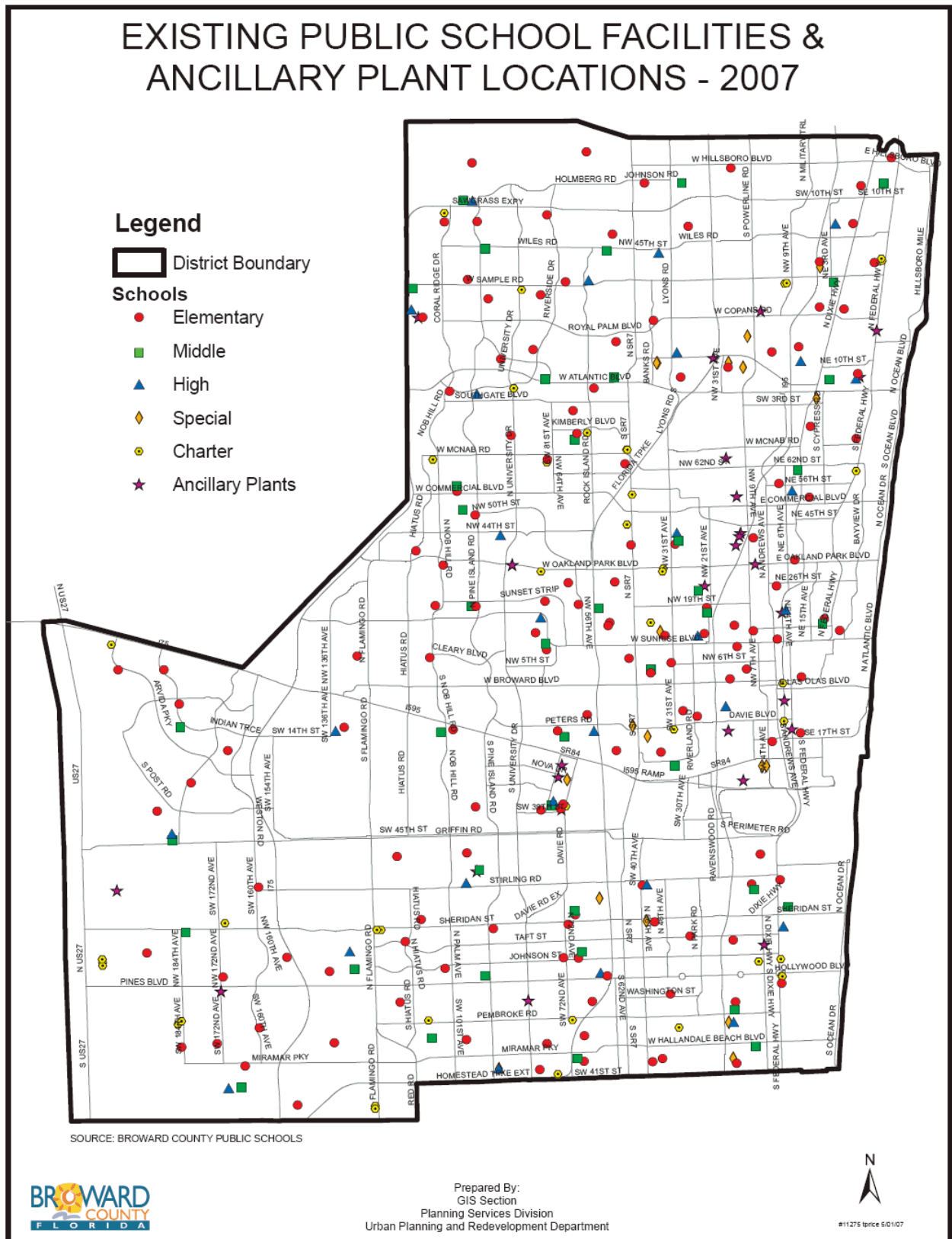
FUTURE CONDITIONS - SPECIAL SCHOOLS - TEN YEAR PLAN



MAP 12: Future Conditions – Ancillary Plant Locations – Ten Year Plan

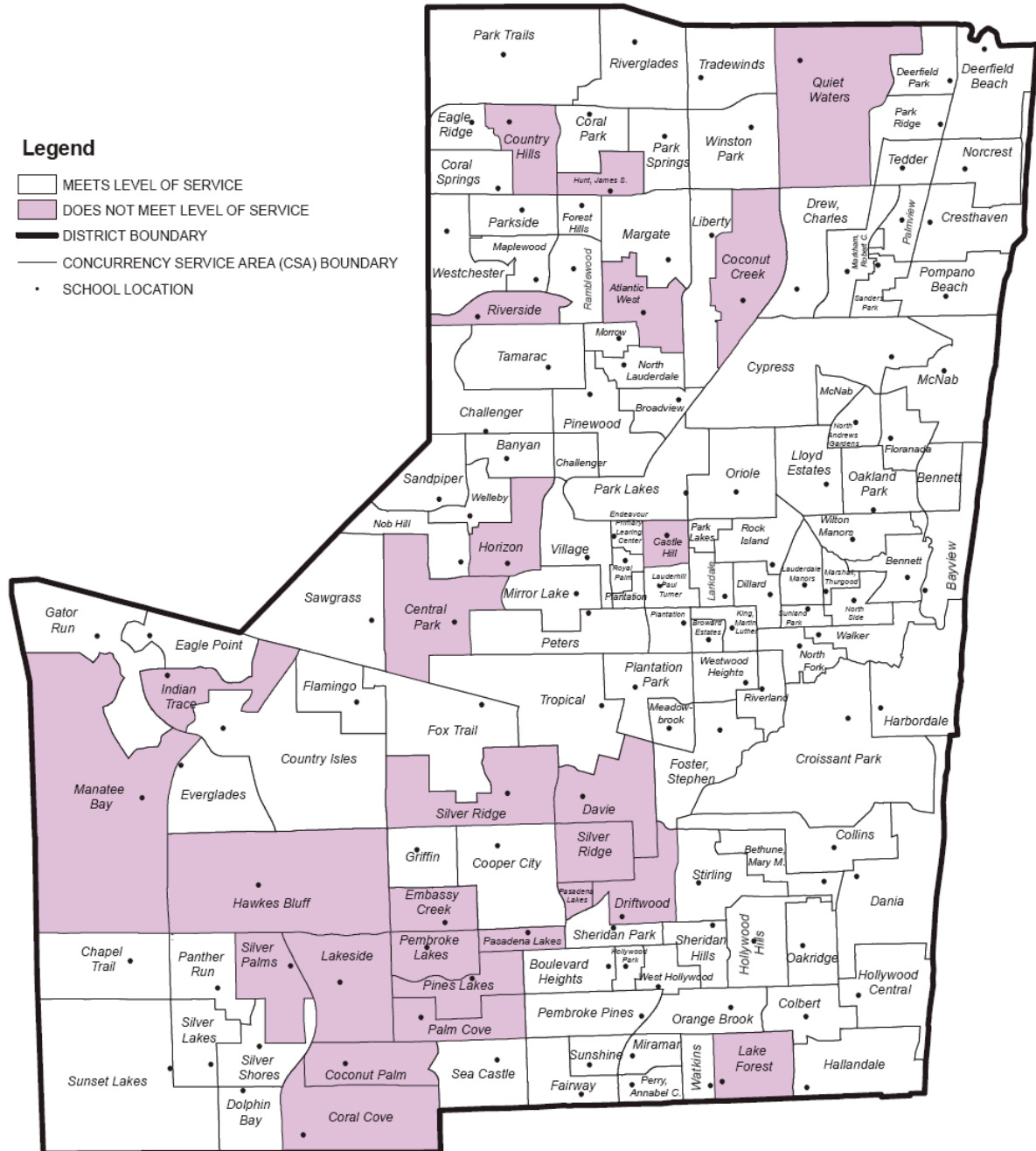


MAP 1: Existing Public Schools & Ancillary Facilities – 2007



MAP 2: Elementary School LOS – 2007-2008

2007-2008 ELEMENTARY SCHOOL LEVEL OF SERVICE ANALYSIS



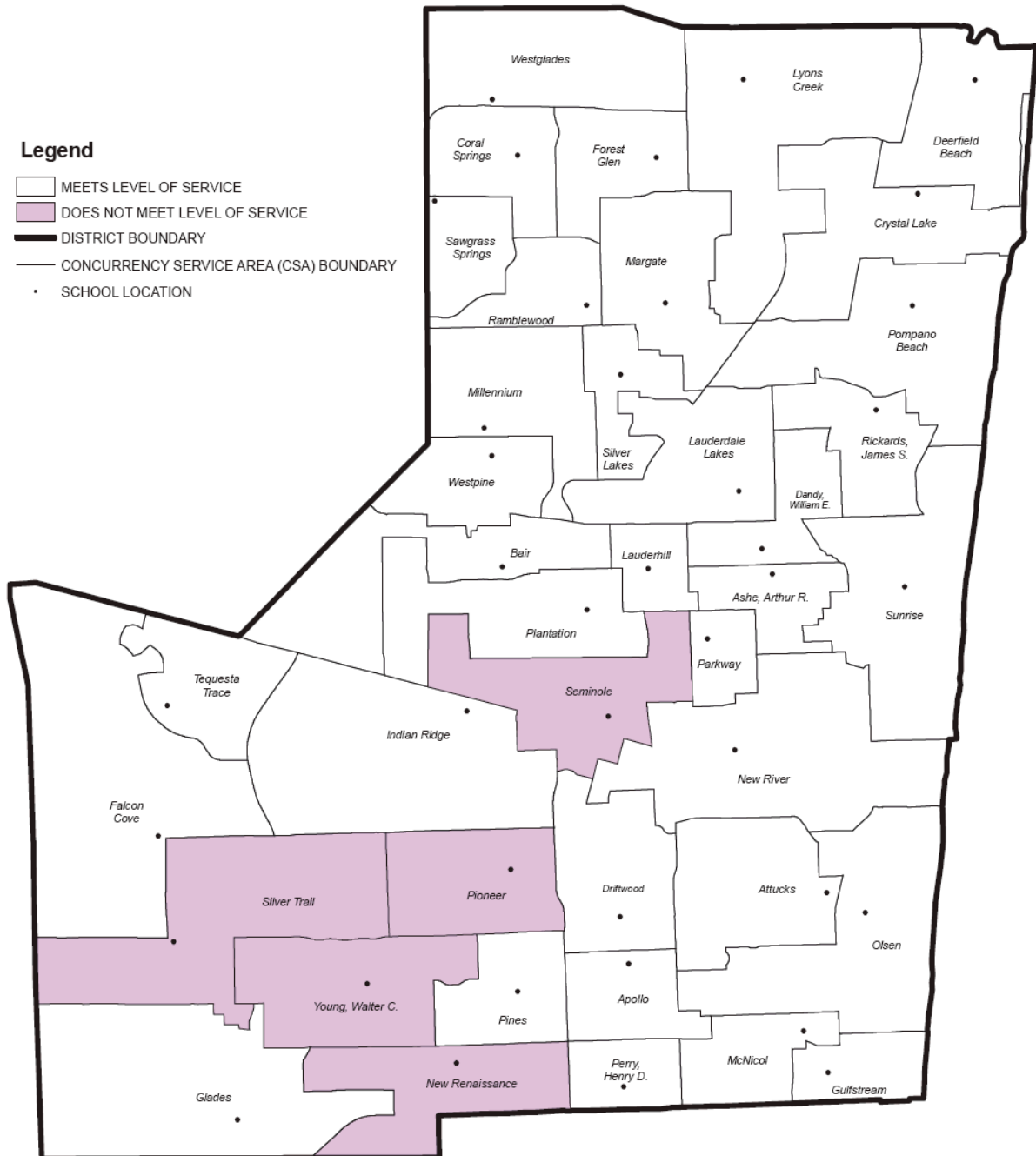
SOURCE: BROWARD COUNTY PUBLIC SCHOOLS

MAP 3: Middle School LOS – 2007- 2008

2007-2008 MIDDLE SCHOOL LEVEL OF SERVICE ANALYSIS

Legend

- MEETS LEVEL OF SERVICE
- DOES NOT MEET LEVEL OF SERVICE
- DISTRICT BOUNDARY
- CONCURRENCY SERVICE AREA (CSA) BOUNDARY
- SCHOOL LOCATION



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS

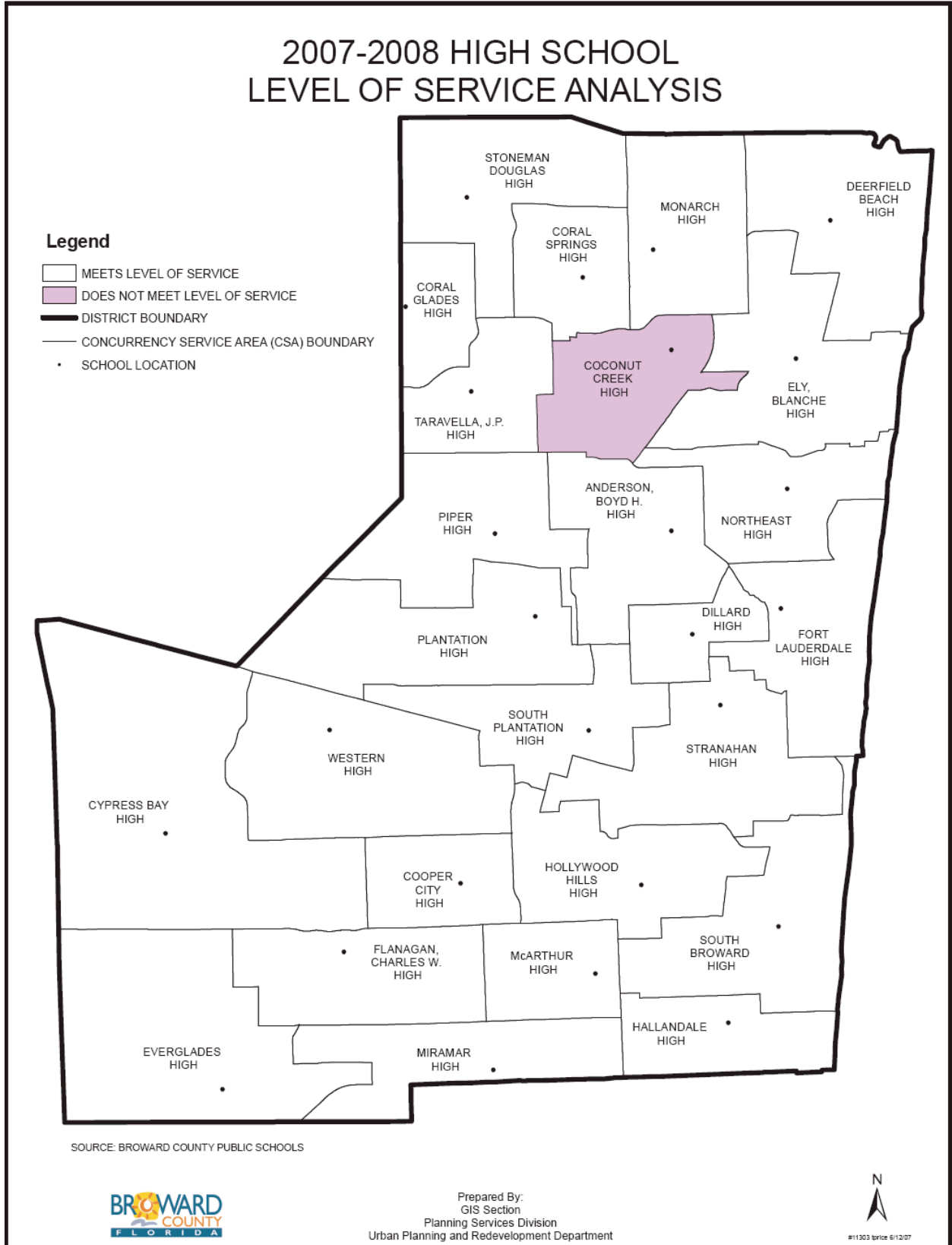


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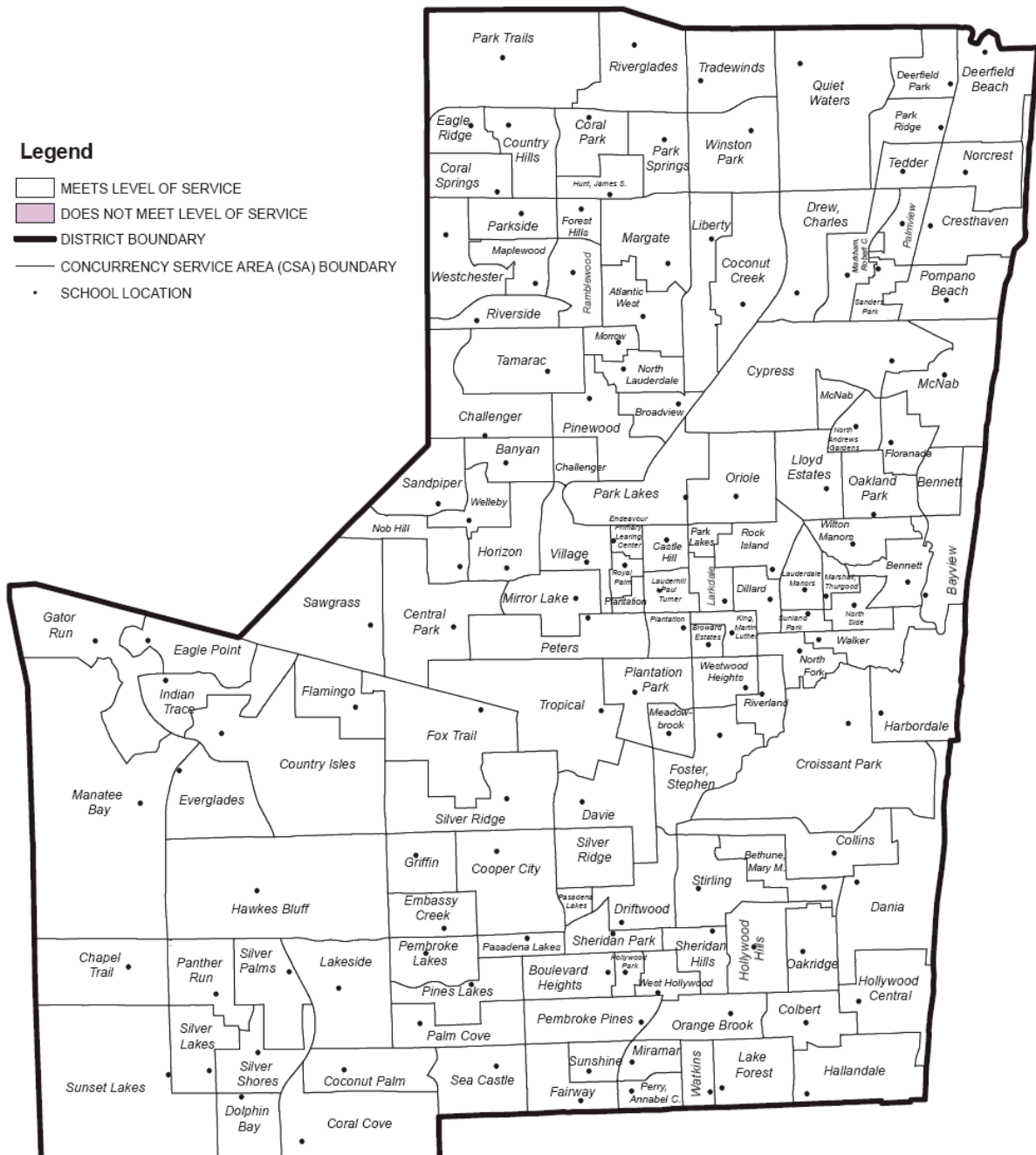
#11301 (rev) 6/12/07

MAP 4: High School LOS – 2007- 2008



MAP 5: Elementary School LOS - 2011-2012

2011-2012 ELEMENTARY SCHOOL LEVEL OF SERVICE ANALYSIS



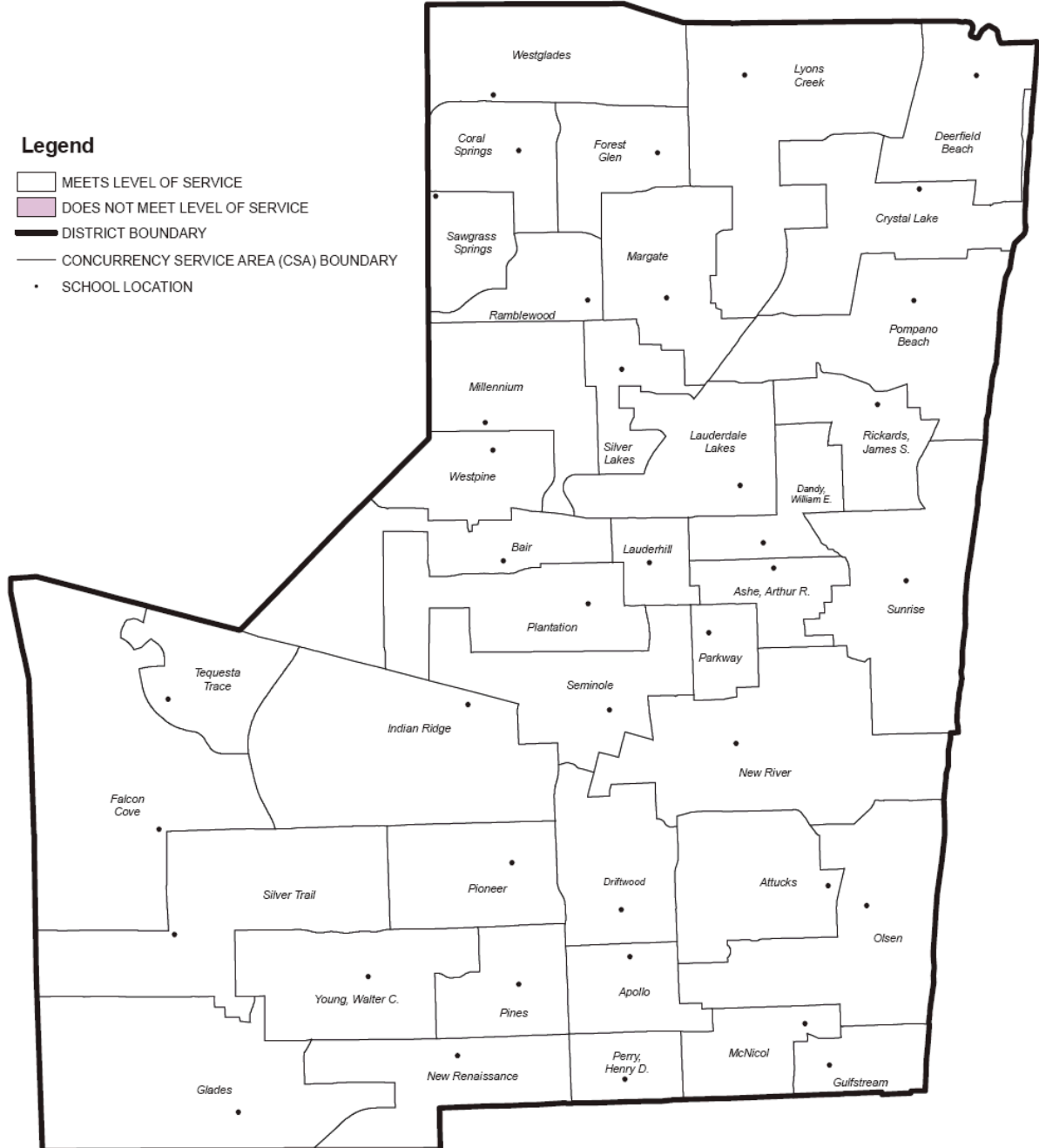
SOURCE: BROWARD COUNTY PUBLIC SCHOOLS

MAP 6: Middle School LOS – 2011 - 2012

2011-2012 MIDDLE SCHOOL LEVEL OF SERVICE ANALYSIS

Legend

- MEETS LEVEL OF SERVICE
- DOES NOT MEET LEVEL OF SERVICE
- DISTRICT BOUNDARY
- CONCURRENCY SERVICE AREA (CSA) BOUNDARY
- SCHOOL LOCATION



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS



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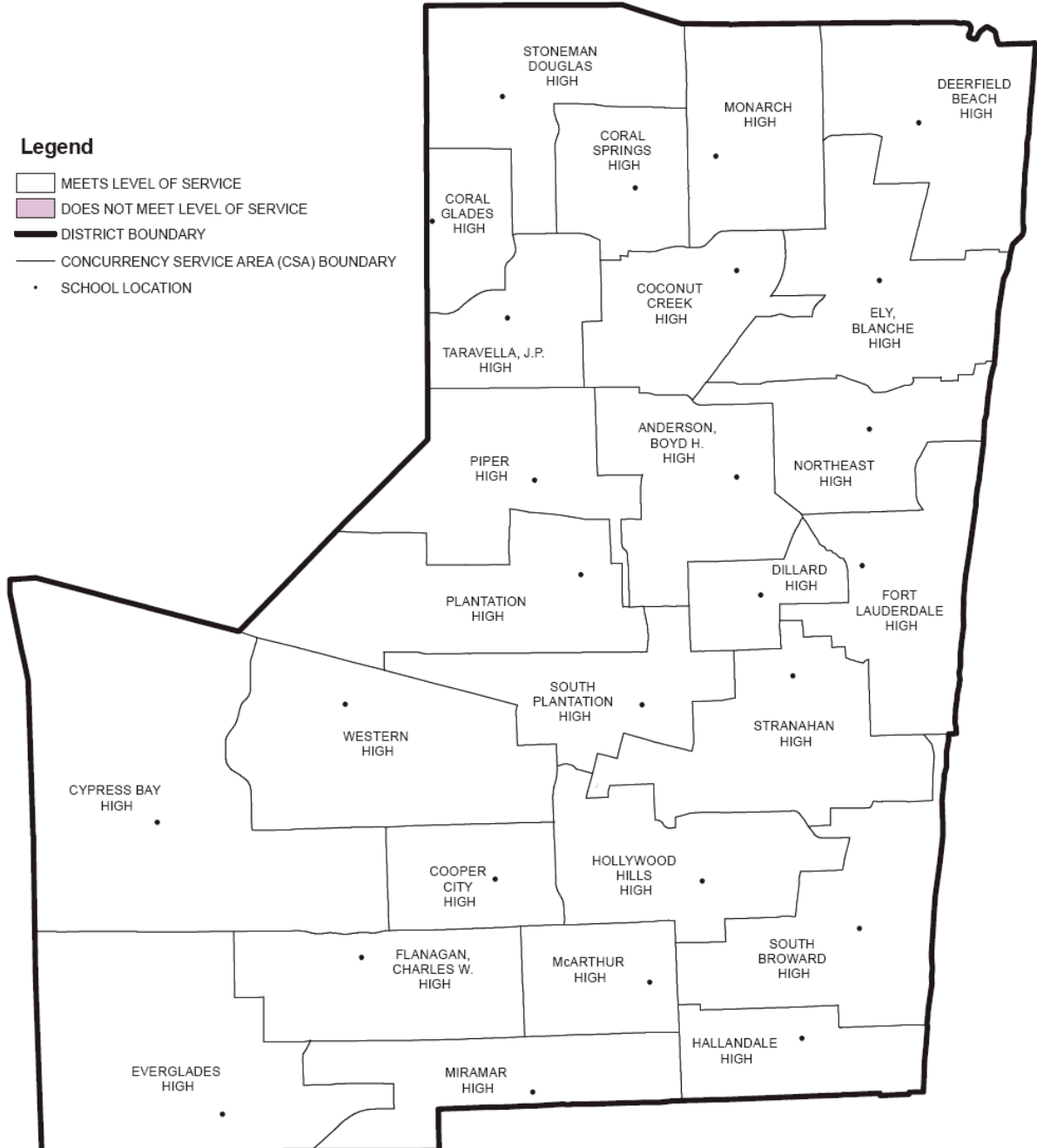
#11302 (rev 6/12/07)

MAP 7: High School LOS – 2011- 2012

2011-2012 HIGH SCHOOL LEVEL OF SERVICE ANALYSIS

Legend

-  MEETS LEVEL OF SERVICE
-  DOES NOT MEET LEVEL OF SERVICE
-  DISTRICT BOUNDARY
-  CONCURRENCY SERVICE AREA (CSA) BOUNDARY
-  SCHOOL LOCATION



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS



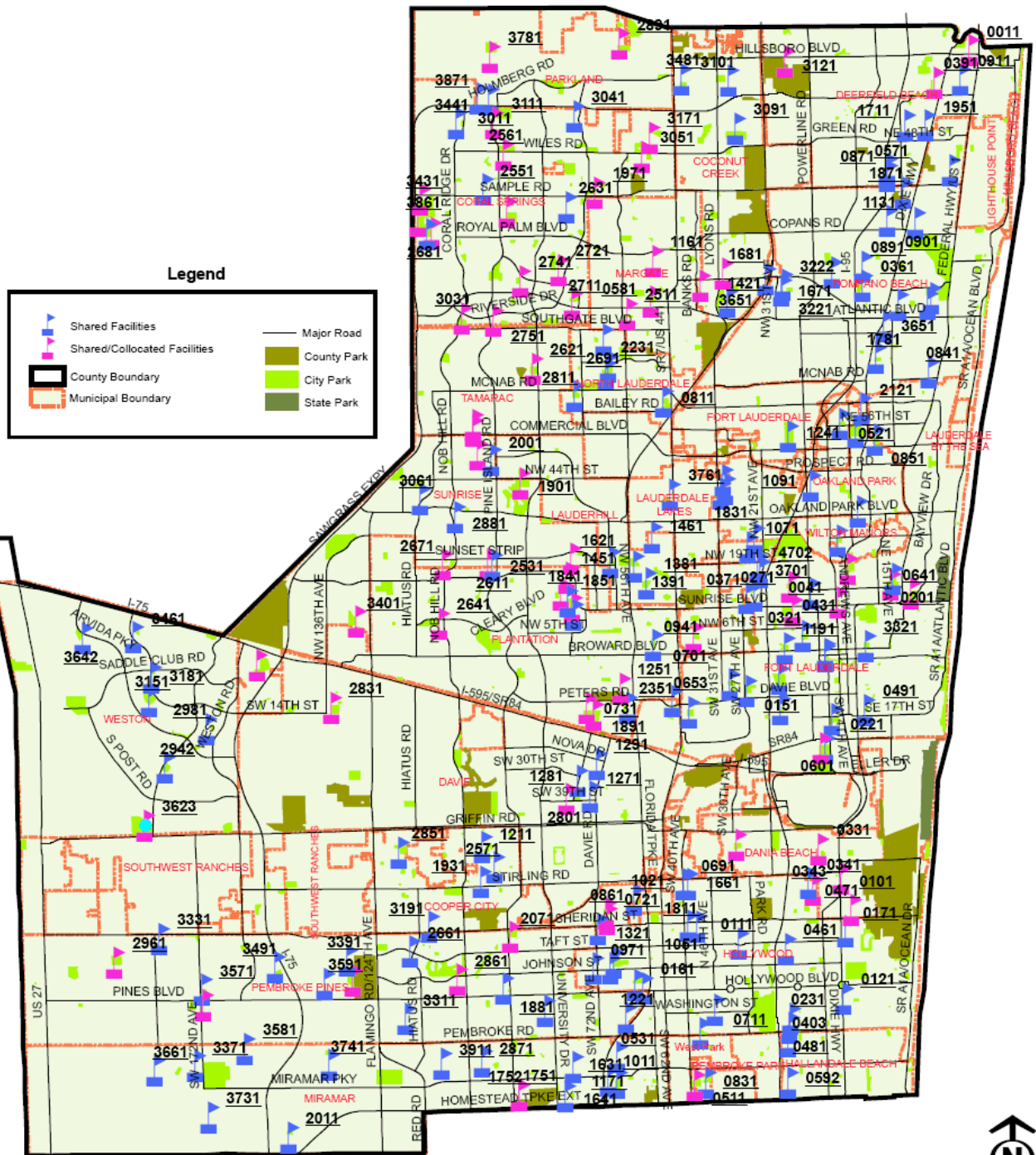
Prepared By:
GIS Section
Planning Services Division
Urban Planning and Redevelopment Department



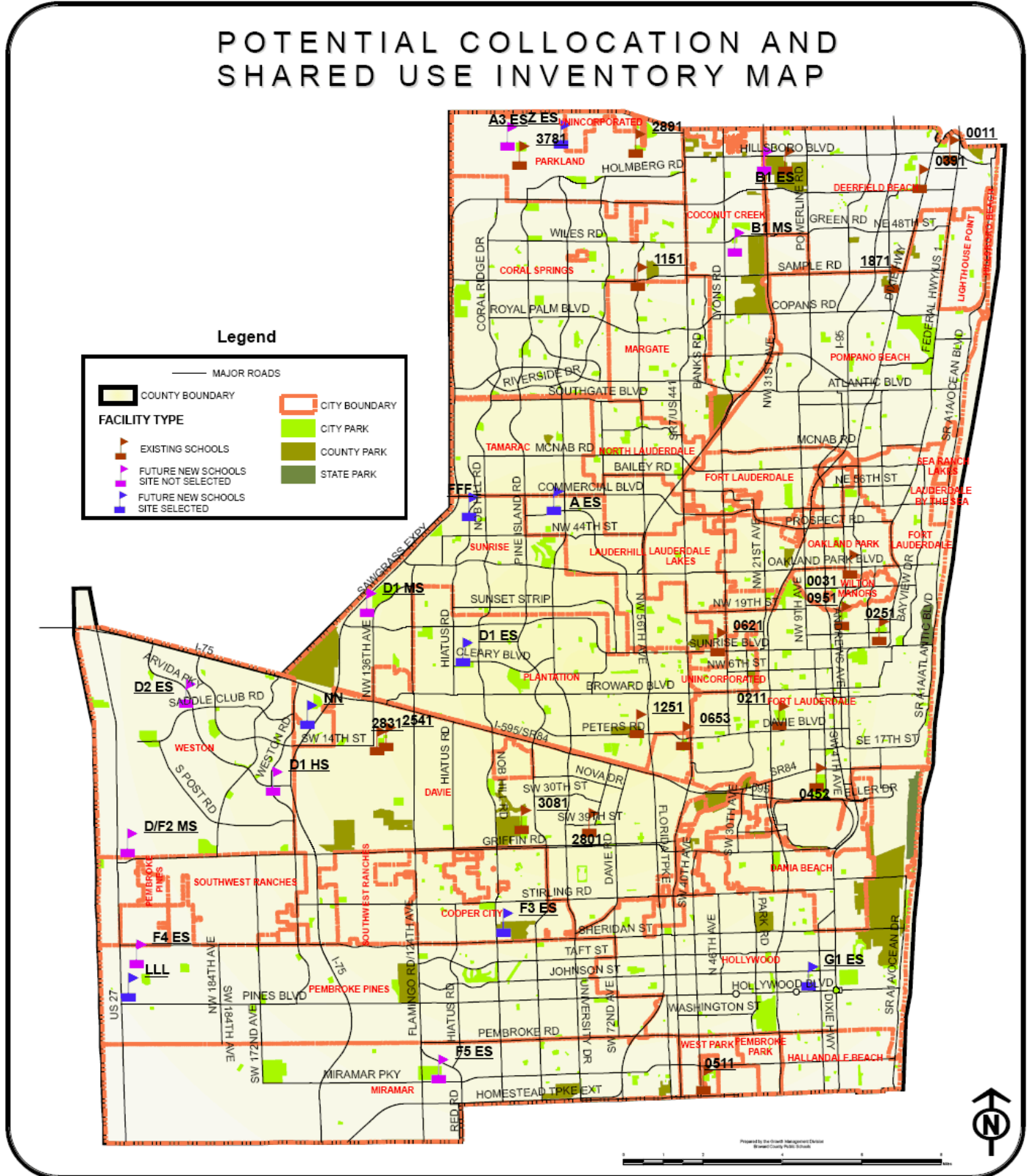
#11304 (price 6/12/07)

MAP 8: Existing Collocation and Shared Use Inventory

EXISTING COLLOCATION AND SHARED USE INVENTORY MAP



MAP 9: Potential Collocation and Shared Use Inventory



MAP 10: Emergency Shelters

